

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Regular Meeting

TUESDAY, APRIL 07, 2015

7:30 P.M.

Commission Chambers
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684

PRESENT: Vice-Chairperson Jody Bergman, Commissioners Michael Dow, Jeanine Easterday, Janet Fleshman, Linda Koebert, Tim Werner, Chairperson John Serratelli, Bill Twietmeyer and Jan Warren

ABSENT: None.

STAFF PRESENT: Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant

1. CALL MEETING TO ORDER- Chairperson Serratelli called the meeting to order at 7:30 p.m.

2. ROLL CALL

3. ANNOUNCEMENTS

Mr. Soyring announced that on May 11, 2015, the City Commission will hold a Study Session focusing on Redevelopment Ready Communities. Members of the Planning Commission, Joint Planning Commission, Board of Zoning Appeals and Downtown Development Authority will be asked to attend.

4. APPROVAL OF MINUTES

March 3, 2015 Regular Meeting and March 17, 2015 Study Session.

Motion by Commissioner Easterday, second by Commissioner Twietmeyer, to approve the minutes of March 3, 2015 Regular Meeting and March 17, 2015 Study Session as amended. Motion carried 9-0.

5. OLD BUSINESS

A. Capital Improvement Plan 2015-2021. Public Hearing.

Mr. Soyring introduced the Capital Improvement Plan.

Commission discussion included moving the 8th Street- Lake Street to Woodmere (Project ID # 882) up a year. Consensus was to move part of the project up by one fiscal year. The project will begin in FY 17/18 and be completed in FY 18/19.

Commission discussion and consensus included moving the Boardman Lake Trail-West (14th to S. Airport) (Project ID # 570) from a Visionary Project to a Capital Project in FY 16/17.

Commission discussion and consensus included moving Natural Features Inventory (Project ID # 785) from FY 17/18 to FY 15/16.

Commission discussion and consensus included adding additional elements as listed in the Bayfront Plan 2010 document for the Con Foster Commons (Project ID # 874) project to the project description.

Commission discussion included planning and implementing park improvements from a holistic city-wide approach.

Motion by Commissioner Twietmeyer, second by Commissioner Koebert, that the 2015-2021 Capital Improvement Plan as amended by the Planning Commission be adopted and that the action be communicated to the City Commission.

A Public Hearing was opened. There was no public comment. The Public Hearing was closed.

Motion carried 9-0.

B. Site Plan Review – Major Amendment 124 West Front Street

Mr. Soyring explained his April 2, 2015 memo to the Commission.

Keith Owen, of Owen Architects Collaborative, LLC, addressed the Commission.

Mr. Lodge addressed the Commission and answered questions.

Motion by Commissioner Warren, second by Commissioner Dow, that the request from W. Keith Owen of Owen Architects Collaborative, LLC on behalf of Federated Properties, LLC for major change to Site Plan Review 14-SPR-01 at the property commonly known as 124 W. Front Street be approved as submitted.

Motion carried 9-0.

6. NEW BUSINESS

- A. Planning Commission Representative on the Public Arts Commission. Action Requested.

Commission discussion.

Motion by Vice-Chairperson Bergman, second by Commissioner Twietmeyer, that Commissioner Warren serve on the Public Arts Commission as the City Planning Commission Representative.

Motion carried 9-0.

- B. Planning Commission Representatives on a Staff led Public Engagement Plan. Action Requested.

Mr. Soyring explained that creating a Public Participation Plan is a best-practice as recommended by the Redevelopment Ready Community program.

Commissioners Dow, Koebert and Fleshman expressed interest in serving on the staff led committee.

7. CORRESPONDENCE- None.

8. REPORTS

- A. City Commission - Commissioners Easterday reported
- B. Board of Zoning Appeals - Commissioner Bergman reported
- C. Grand Traverse Commons Joint Planning Commission - Commissioner Warren reported
- D. Planning Commission
 - 1. Housing Building Committee— No report
 - 2. Active Transportation Committee—No report
 - 3. Master Plan Review Committee—No report
 - 4. Parking Regulation Committee- Commissioner Serratelli reported
- E. Planning Department—Mr. Soyring- No report
 - 1. Capital Improvement Plan- Previously discussed.
 - 2. Division Street Planning and Environmental Linkages (PEL) Project- Commissioner Serratelli reported

9. PUBLIC COMMENT

- John Nelson, 4022 Incochee Crest Commons, Garfield Township, made comments regarding the loss of trees in The Moorings development and the lack of tree protection guidelines in City ordinances.

10. ADJOURNMENT

Chairperson Serratelli adjourned the meeting at 9:16 p.m.

Respectfully submitted,

Date: JULY 7, 2015

Jan Warren ps
Jan Warren, Secretary